



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3012952

Applicant Name: Bob Winters

Address of Proposal: 2727 6th Ave. S.

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel A) 17,355 sq. ft. and B) 15,056 sq. ft. Existing structure to be demolished.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition,
 or involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: Industrial General 1.

Uses on Site: The existing 20,000 sq. ft. industrial building is proposed to be demolished and replaced with two office/retail buildings (see MUP 3012734). One new structure will each be located on one of the proposed new parcels.

Site Description: The proposal site contains a total of approximately 32,411 sq. ft. and is located in the 'Sodo' area of south Seattle.

Public Comment: The Notice of Application comment period ended on January 4, 2012 – no comments were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat.

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met. The lots to be created by this short subdivision will meet all minimum standards set forth in the Land Use Code, and are consistent with applicable development standards. This short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The site is located in a Liquefaction-prone critical area; future building permit applications may require soils engineering studies. The application does not propose a unit lot subdivision, and no residential dwelling units are existing or proposed.

There are no existing trees on the subject property. The public use and interest are served by the proposal since all applicable criteria are met.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**.

CONDITIONS

None.

Signature: _____ (signature on file)
Cheryl Waldman, Supervising Land Use Planner
Department of Planning and Development
Land Use Services

Date: February 6, 2012